

25<sup>th</sup> July 2011

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### **CHATSWOOD EAST – INDUSTRIAL FLOORSPEACE STUDY**

This letter presents a brief summary of the Chatswood East industrial study undertaken by this office in July 2011.

The main conclusions of the study include:

- i. Chatswood East no longer represents a core industrial precinct but instead provides a variety of uses. There has been an increasing shift away from the traditional industrial uses such as manufacturing towards traditional office floorspace, smaller business operators in office/warehouses and retail/showroom facilities. This shift is reflected in the composition of more recent developments, including the new Bunnings along Smith Street as well as community facilities such as Fitness First Platinum.
- ii. There is a high level of vacancies within the total precinct, estimated at around 20% of total tenancies (83 out of 410). This reflects the fact that traditional industrial uses are no longer drawn to this region. Instead, major operators would prefer to locate within industrial/warehouse areas which have increased main road exposure and accessibility, easy access to public transport as well as larger land parcels.

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- iii. The range of uses now provided within the defined Chatswood East Industrial precinct include:
- Office/warehouse
  - Traditional offices
  - Retail/showrooms
  - Automotive
  - Community (i.e. Gyms, childcare etc.)
  - Traditional retail facilities
- iv. Reflecting the trends indicated above, a supermarket within this precinct is proposed to provide around 180 permanent jobs and would represent an optimal use of land for the surrounding population.
- v. A proposed supermarket development would help to rejuvenate the Chatswood East precinct, with increased employment and viability within the overall precinct, while still maintaining Chatswood East as a key employment generating region.

Thank you for the opportunity to present this letter, and please do not hesitate to contact me if you have any queries.

Yours Sincerely



Gavin Duane  
Director

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**LOCATI<sup>Q</sup>N**